

LO2000009467



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AUTHORIZATION :

Patricia Pajaro

COST LIMIT : \$ 155.00

ORDER DATE : April 19, 2002

ORDER TIME : 2:01 PM

ORDER NO. : 537431-005

CUSTOMER NO: 81639A

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CUSTOMER: Jon W. Agee, Esq
Jon W. Agee, Esquire

Galleria Prof. Bldg, Ste 512
915 Middle River Drive
Ft. Lauderdale, FL 33304

DOMESTIC FILING

NAME: MAGNA CASA DEVELOPMENT II,
L.L.C.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
ARTICLES OF ORGANIZATION

Name ☒
Availability ☒

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

Document

☒

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PLATIN STAMPED COPY

CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder - EXT. 1118

DCC

EXAMINER'S INITIALS:

Management

DCC

W. P. Verifier

DCC

DIVISION OF CORPORATION

02 APR 19 PM 3:27

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED

02 APR 19 PM 4:30

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**ARTICLES OF ORGANIZATION
OF
MAGNA CASA DEVELOPMENT II, L.L.C.**

These Articles of Organization are made and acknowledged by the undersigned Members for the purpose of creating a domestic limited liability company in accordance with §608.407 Florida Statutes.

ARTICLE I

The corporate name of the limited liability company shall be **MAGNA CASA DEVELOPMENT II, L.L.C.** The limited liability company is organized to engage in any lawful act or activity for which a limited liability company may be organized under the provisions of the Florida Limited Liability Company Act set forth in Chapter 608 Florida Statutes. Without limitation of the foregoing, it is anticipated that the initial business of the limited liability company will be real property development.

ARTICLE II

The limited liability company shall have perpetual existence, which existence shall commence upon the date these Articles of Organization are filed with the Florida Secretary of State.

ARTICLE III

The address of the principal business office of the limited liability company shall be 1700 East Las Olas Boulevard, Suite 206, Fort Lauderdale, Florida 33301. The mailing address shall be the same.

ARTICLE IV

The street address of the initial registered office of the limited liability company shall be 1700 East Las Olas Boulevard, Suite 206, Fort Lauderdale, Florida 33301. The name of the initial registered agent of the limited liability company at that office is John A. Mancini. A written acceptance of such office in accordance with §608.407(d) Florida Statutes accompanies these Articles.

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FLORIDA
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ARTICLE V

The Members may admit additional Members by unanimous written consent of the then existing Members.

ARTICLE VI

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member; or upon the occurrence of any other event which terminates the continued membership of a Member in the limited liability company, the remaining Member or Members have the right to continue the business of the limited liability company. The Members may make such continuation contingent upon the performance of certain duties or obligations by the limited liability company or the remaining Members by separate written arrangement.

ARTICLE VII

Management of the limited liability company is reserved to the Members. The managing Members names and addresses follow:

John A. Mancini
1700 East Las Olas Blvd.
Suite 206
Fort Lauderdale, FL 33301

ARTICLE VIII

Unless stated otherwise herein or by separate written document signed by the Members affected, the rights of each Member shall be equal to those of the others.

In witness whereof, the undersigned Members have signed these Articles of Organization and has acknowledged such act before a Notary Public in and for the State of Florida, on this April 18, 2002.


John A. Mancini

(SEAL)

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02 APR 19 PM 4:30

CLERK OF STATE
TALLAHASSEE, FLORIDA

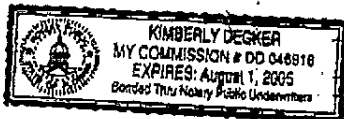
STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

Before me personally appeared John A. Mancini, who is personally known to me or produced the following identification if not personally known to me:

(IF NOT PERSONALLY KNOWN, DESCRIBE THE IDENTIFICATION PRODUCED IN THE BLANK ABOVE.)

and who did not take an oath, and acknowledged to and before me that the foregoing Articles of Organization were executed freely for the purposes therein expressed.

Witness my hand and official seal this April 18, 2002.



Kimberly Decker
Signature of Notary Public

Printed/Typed Name of Notary Public

Commission No. DD 046816

My notary commission expires:

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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The Notary Public must affix his OFFICIAL SEAL of office in the blank space to the left of the notary public signature line above, and he must state on the line provided above his typed name, the number of his commission and the date that his notary public commission expires, unless this information is already shown by the notary public seal or stamp. (If the commission is for life, he should enter "FOR LIFE" on the line.)

ACCEPTANCE OF DESIGNATION BY REGISTERED AGENT

Notice is hereby given to the Florida Department of State in accordance with §608.415 Florida Statutes that the undersigned, having been designated by MAGNA CASA DEVELOPMENT II, L.L.C. in its Articles of Organization to serve as the Registered Agent of said limited liability company, and being familiar with the obligations of that position, hereby makes formal acceptance of such position and the responsibilities of the Registered Agent effective simultaneously with the designation. The business office of the undersigned is identical with the registered office of the said limited liability company, as provided by §608.415(1)(a) Florida Statutes.

Dated this April 18, 2002,


John A. Mancini
Registered Agent

MAGNACASA, LLC

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TALLAHASSEE, FLORIDA